

PLANNING COMMISSION OF MONTEREY PARK AGENDA

**REGULAR MEETING
Monterey Park City Hall Council Chambers
320 West Newmark Avenue**

**Tuesday
May 8, 2018
7:00 PM**

MISSION STATEMENT

**The mission of the City of Monterey Park is to provide excellent services
to enhance the quality of life for our entire community.**

Documents related to an Agenda item are available to the public in the Community and Economic Development Department – Planning Division located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours and the City's website at www.montereypark.ca.gov.

PUBLIC COMMENTS ON AGENDA ITEMS

You may speak up to 5 minutes on Agenda item. You may combine up to 2 minutes of time with another person's speaking. No person may speak more than a total of 10 minutes. The Board Chair and Board Members may change the amount of time allowed for speakers.

Per the Americans with Disabilities Act, if you need special assistance to participate in this meeting please call City Hall at (626) 307-1359 for reasonable accommodation at least 24 hours before a meeting. Council Chambers are wheelchair accessible.

CALL TO ORDER	Chairperson
FLAG SALUTE	Chairperson
SWEAR-IN	City Clerk
ROLL CALL	Larry Sullivan, Delario Robinson, Theresa Amador, Ricky Choi, and Eric Brossy De Dios

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

PUBLIC COMMUNICATIONS. While all comments are welcome, the Brown Act does not allow the Commission to take action on any item not on the agenda. The Commission may briefly respond to comments after Public Communications is closed. Persons may, in addition to any other matter within the Commission's subject-matter jurisdiction, comment on Agenda Items at this time. If you provide public comment on a specific Agenda item at this time, however, you cannot later provide comments at the time the Agenda Item is considered.

[1.] PRESENTATIONS - None

[2.] CONSENT CALENDAR

2-A. REORGANIZATION OF THE MONTEREY PARK PLANNING COMMISSION

It is recommended that the Planning Commission consider:

- (1) Appointing the Chair and Vice-Chair pursuant to Monterey Park Municipal Code (MPMC) § 2.78.030; and
- (2) Take such additional, related, action that may be desirable.

[3.] PUBLIC HEARING

3-A TENTATIVE MAP NO. 81338 (TM-18-03) TO ALLOW FOR THE SUBDIVISION OF AIR-RIGHTS TO ESTABLISH AND MAINTAIN AN 8-UNIT RESIDENTIAL DEVELOPMENT IN THE R-3 (HIGH DENSITY RESIDENTIAL) ZONE – 432-434 SOUTH ALHAMBRA AVENUE

It is recommended that the Planning Commission:

- (1) Open the public hearing;
- (2) Receive documentary and testimonial evidence;
- (3) Close the public hearing;
- (4) Adopt the attached Resolution approving Tentative Map No. 81338 (TM-18-03), subject to conditions contained therein; and
- (5) Take such additional, related, action that may be desirable.

California Environmental Quality Act (CEQA):

The Project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15332 as a Class 32 categorical exemption (In-Fill Development Projects) in that the project consists of the subdivision of air-rights to establish and maintain an 8-unit residential development. The division is in conformance with the General Plan and zoning in that the subject property is zoned R-3 (High Density Residential) and designated High Density Residential in the General Plan Land Use Element. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species in that the property is already developed with older residential dwelling units that will be demolished as part of the proposed project. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality in that the project is an in-fill project in an existing developed and urban area. The site can be adequately served by all required utilities and public services in that the City provides the utilities and public services.

[4.] OLD BUSINESS - None

[5.] NEW BUSINESS - None

[6.] COMMISSION COMMUNICATIONS AND MATTERS

[7.] STAFF COMMUNICATIONS AND MATTERS

ADJOURN

ADJOURN

Next regular scheduled meeting on May 22, 2018.

APPROVED BY:

MICHAEL A. HUNTLEY	
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Planning Commission Staff Report

DATE: May 8, 2018

AGENDA ITEM NO: 3-A

TO: The Planning Commission
FROM: Michael A. Huntley, Community and Economic Development Director
SUBJECT: A Public Hearing to consider Tentative Map No. 81338 (TM-18-03) to allow the subdivision of air-rights to establish and maintain an 8-unit residential development – 432-434 South Alhambra Avenue.

RECOMMENDATION:

It is recommended that the Planning Commission consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Adopting the Resolution approving Tentative Map No. 81338 (TM-18-03) subject to conditions of approval; and
- (5) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act)

The Project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15332 as a Class 32 categorical exemption (In-Fill Development Projects) in that the project consists of the subdivision of air-rights to establish and maintain an 8-unit residential development. The division is in conformance with the General Plan and zoning in that the subject property is zoned R-3 (High Density Residential) and designated High Density Residential in the General Plan Land Use Element. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species in that the property is already developed with older residential dwelling units that will be demolished as part of the proposed project. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality in that the project is an in-fill project in an existing developed and urban area. The site can be adequately served by all required utilities and public services in that the City provides the utilities and public services.

EXECUTIVE SUMMARY:

The applicant, Eddy Wan of Coridan Fund 5, LP, seeks a Tentative Map to subdivide air rights to develop an 8-unit condominium project at 432-434 South Alhambra Avenue ("Project Site").

The R-3 (High Density Residential) zone allows for a density up to 8 units; the applicant is proposing to construct 8 units. The proposed project meets the zoning regulations and development standards. The High Density Residential land use allows for a broad range of dwelling unit types which may be attached or detached. The residential units consist typically of apartments, condominiums, and townhomes built at a maximum density of 25 units per acre.

South Alhambra Avenue, between East Newmark Avenue and East Graves Avenue is a mixture of older single-story multi-unit residential developments and redeveloped multi-unit residential developments constructed from the 1990s to the 2000s. The subject property is one of the properties currently developed with five detached one-story residential units constructed between 1942 and 1959.

Property Description

The property is located around the mid-block of South Alhambra Avenue, between East Emerson Avenue and East Graves Avenue. The property is zoned R-3 (High Density Residential) and designated High Density Residential in the General Plan. To the north, south, east, and west are R-3 zoned lots. The subject site has a frontage of 90 feet and a depth of 296.14 feet, with a total lot area of 26,640 square feet (0.61 acres) in size.

Project Description

The property will remain as one lot. Under California law, a tentative map is required to subdivide air space for separate ownership of each of the units.

The proposed 8 units will range in size from 1,670 square feet to 2,147 square feet. All 8 units will have 3 bedrooms and 3 bathrooms. The proposed buildings on the site will meet the required front and rear setback of 25 feet, a 5-foot interior side setback for the first floor, and a 10-foot interior side setback for the second floor. Each unit will be two stories, with a maximum height of 29 feet 9 inches. A clearance of at least 12 feet will be provided between the buildings.

Pursuant to Monterey Park Municipal Code (MPMC) § 21.22.050, condominium units with 3 or fewer bedrooms require 2 enclosed garage spaces, plus 1 guest parking per 2 dwelling units. Overall, 16 enclosed garage spaces and 4 guest parking spaces are required and will be provided. According to the site plan, each unit will be provided with a two-car garage. The driveway has a width of 20 feet, and each parking space has a back-up space of 26 feet. Each enclosed parking space is required to have a minimum width of 9 feet, and a minimum depth of 20 feet.

Per the MPMC, the project is required to provide a minimum of 400 square feet of common open space, and a minimum of 250 square feet of private open space per unit. According to the site plan, the project will include 3,223 square feet of common open space throughout the property, and each unit will be provided with private open spaces with ranging from 270 square feet to 597 square feet. The common open space area will be regulated by CC&Rs and maintained by a Homeowner's Association.

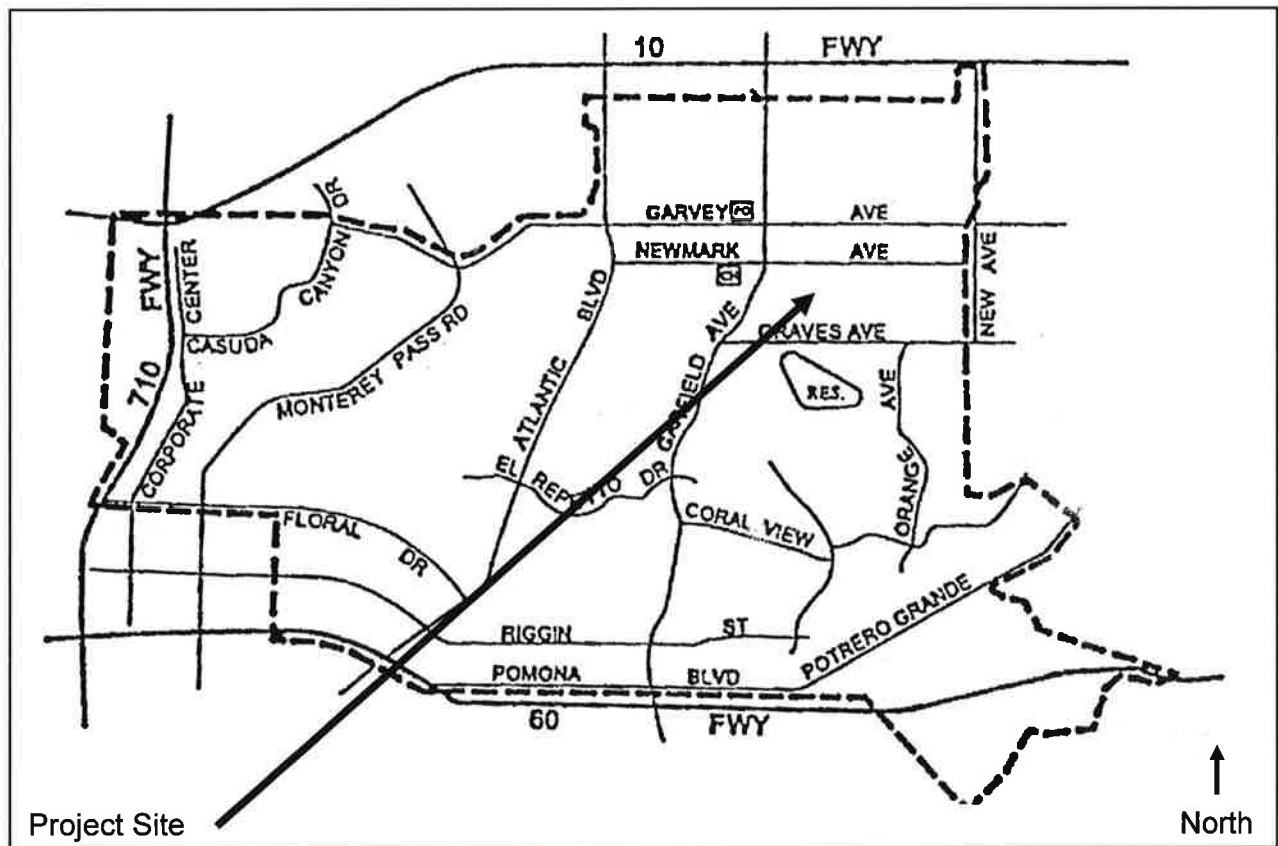
The project is in compliance with R-3 development standards. Subsequent to Planning Commission review, the project design must be reviewed and approved by the Design Review Board.

OTHER ITEMS:

Legal Notification

The legal notice of this hearing was posted at the subject site, City Hall, Monterey Park Bruggemeyer Library, and Langley Center on **April 19, 2018** and published in the Wave on **April 22, 2018**, with affidavits of posting on file. The legal notice of this hearing was mailed to **173** property owners within a 300 foot radius and current tenants of the property concerned on **April 19, 2018**.

Vicinity Map



Aerial Map



ALTERNATIVE COMMISSION CONSIDERATIONS:

None.

FISCAL IMPACT:

There may be an increase in sales tax revenue and business license tax revenue. Calculations of the exact amount would be speculative.

Respectfully submitted,


Michael A. Huntley
Community and Economic
Development Director

Prepared by:


Samantha Tewasart
Senior Planner

Reviewed by:


Karl H. Berger
Assistant City Attorney

Attachments:

- Attachment 1: Draft Resolution
- Attachment 2: Tentative Map No. 81338

ATTACHMENT 1

Draft Resolution

RESOLUTION NO.

A RESOLUTION APPROVING TENTATIVE MAP NO. 81338 (TM-18-03) TO SUBDIVIDE AIR RIGHTS FOR AN EIGHT-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT AT 432-434 SOUTH ALHAMBRA AVENUE.

The Planning Commission of the City of Monterey Park does resolve as follows:

SECTION 1: The Planning Commission finds and declares that:

- A. On March 19, 2018, Eddy Wan of Coridan Fund 5, LP, submitted an application pursuant to Title 20 of the Monterey Park Municipal Code ("MPMC") requesting approval of Tentative Map No. 81338 (TM-18-03) to subdivide air rights to establish and maintain an 8-unit condominium project at 432-434 South Alhambra Avenue ("Project");
- B. The proposed Project was reviewed by the Community and Economic Development Department for, in part, consistency with the General Plan and conformity with the MPMC;
- C. In addition, the City reviewed the Project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines");
- D. The Community and Economic Development Department completed its review and scheduled a public hearing regarding the proposed Project, before the Planning Commission for March 13, 2018. Notice of the public hearing on the proposed Project was posted and mailed as required by the MPMC;
- E. On May 8, 2018, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the proposed Project including, without limitation, information provided to the Planning Commission by City staff and public testimony, and representatives of the Applicant; and
- F. This Resolution and its findings are made based upon the testimony and evidence presented to the Commission at its May 8, 2018 hearing including, without limitation, the staff report submitted by the Community and Economic Development Department.

SECTION 2: *Factual Findings and Conclusions.* The Planning Commission finds that the following facts exist and makes the following conclusions:

- A. The Applicant seeks to construct 8 new residential dwelling units and subdivide the air rights for condominium purposes;
- B. 432-434 South Alhambra Avenue is zoned R-3 (High Density Residential) and designated High Density Residential in the General Plan. The High Density

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Residential category allows a broad range of dwelling unit types which may be attached or detached. The residential units consist typically of apartments, condominiums, and townhomes;

- C. The project site is located around the mid-block of South Alhambra Avenue, between East Newmark Avenue and East Graves Avenue. The properties located to the north, south, east, and west are R-3 zoned lots;
- D. The project site is rectangular shaped, relatively flat, has a frontage of 90 feet, and total lot area of 26,640 square feet (0.61 acres) in area and is currently developed with five older detached residential dwelling units;
- E. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- F. The project site has no value as habitat for endangered, rare or threatened species in that the property is already developed with older residential dwelling units that will be demolished as part of the proposed project;
- G. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality in that the project is an in-fill project in an existing developed and urban area; and
- H. The site can be adequately served by all required utilities and public services in that the City provides the utilities and public services.

SECTION 3: *Environmental Assessment.* Because of the facts identified in Section 2 of this Resolution, the Project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15332 as a Class 32 categorical exemption (In-Fill Development Projects).

SECTION 4: *Tentative Map Findings.* The Commission finds as follows pursuant to Government Code § 66474 and MPMC Title 20:

- A. The proposed tentative map is consistent with applicable general and specific plans as required by Government Code § 66473.5. The tentative map for this project would allow eight condominium units to be constructed on the site. This is less than the maximum density of 25 dwelling units per acre for this site. Consequently, the project complies with the General Plan. The property is located on South Alhambra Avenue, a local street with a 50-foot right-of-way, which is adequate in size and capacity to accommodate the anticipated traffic that will be generated by the proposed development. There is no specific plan adopted for this area.

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- B. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans. The design of the proposed subdivision is consistent with the General Plan in that the project is an 8-unit condominium project, which is compatible with the high density housing either attached or detached allowed in the high density residential category. There is no specific plan adopted for this area.
- C. The site is physically suitable for the type of development and the proposed density of the development. The size of the property is 26,640 square feet (0.61 acres) and adequate in size to accommodate an 8-unit condominium project because in the R-3 Zone, one dwelling unit is allowed for every 3,000 square feet of lot area on lots of 7,000 square feet or more and having a front lot line of at least 50 feet.
- D. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The subject property is bordered by residentially developed lots to the north, south, east, and west. There are no rare plants, wild animals nor cultural, historical or scenic aspects within the surrounding area.
- E. The design of the subdivision or the type of improvements is not likely to cause serious public health problems. The proposed subdivision will not cause any public health problems in that the subject development will be constructed according to all City, State, and Federal regulations and specifications.
- F. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within proposed subdivision. There are no public easements for access within the proposed development.

SECTION 5: *Approval.* Subject to the conditions listed on the attached Exhibit "A," which are incorporated into this Resolution by reference, the Planning Commission approves Tentative Map No. 81338 (TM-18-03).

SECTION 6: *Reliance on Record.* Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7: *Limitations.* The Planning Commission's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of

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the major limitations on analysis of the project is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 8: *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 9: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 10: A copy of this Resolution will be mailed to the Applicant and to any other person requesting a copy.

SECTION 11: This Resolution may be appealed within ten (10) calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

SECTION 12: Except as provided in Section 11, this Resolution is the Planning Commission's final decision and will become effective immediately upon adoption.

ADOPTED AND APPROVED this 8th day of May 2018.

Vice-Chairperson Delario Robinson

I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Monterey Park at the regular meeting held on the 8th day of May 2018, by the following vote of the Planning Commission:

AYES:
NOES:
ABSTAIN:
ABSENT:

Michael A. Huntley, Secretary

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APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By:



Karl H. Berger,
Assistant City Attorney

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Exhibit A

CONDITIONS OF APPROVAL

432-434 SOUTH ALHAMBRA AVENUE

In addition to all applicable provisions of the Monterey Park Municipal Code ("MPMC"), Eddy Wan agrees that he will comply with the following conditions for approval of Tentative Map No. 81338 (TM-18-03) ("Project Conditions").

PLANNING:

1. Eddy Wan (the "Applicant"), agrees on his and his successors' behalf to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of TM-18-03 except for such loss or damage arising from the City's sole negligence or willful misconduct. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of TM-18-03, the Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of Monterey Park's elected officials, appointed officials, officers, and employees.
2. This approval is for the project as shown on the plans reviewed and approved by the Planning Commission and on file. Before the City issues a building permit, the Applicant must submit plans, showing that the project substantially complies with the plans and conditions of approval on file with the Planning and Building and Safety Division. Any subsequent modification must be referred to the Director of Community and Economic Development for a determination regarding the need for Planning Commission review and approval of the proposed modification.
3. The tentative map expires twenty-four months after its approval if the use has not commenced or if improvements are required, but construction has not commenced under a valid building permit. A total of three, one year, extensions may be granted by the Planning Commission upon finding of good cause. An application requesting an extension must be filed with the Community and Economic Development Department.
4. All conditions of approval must be listed on the plans submitted for plan check and on the plans for which a building permit is issued.
5. Before building permits are issued, the applicant must obtain all the necessary approvals, licenses and permits and pay all the appropriate fees as required by the City.

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6. The real property subject to TM-18-03 must remain well-maintained and free of graffiti. The homeowner's association must maintain adequate reserves to keep the property to City property maintenance standards.
7. Building permits are required for any interior tenant improvements.
8. Landscaping/irrigation must be maintained in good condition at all times.
9. A final map must be approved and recorded before the City issues a certificate of occupancy.
10. All enclosed garage spaces must be used for off-street parking only. There cannot be any personal storage or conversion of this space that would prevent the parking of vehicles in the enclosed garage. This condition must be included in the conditions, covenants and restrictions ("CC&Rs") recorded for this property
11. The homeowner's association and/or management company must maintain a business license with the City of Monterey Park.

BUILDING:

12. The second sheet of the building plans must list all City of Monterey Park conditions of approval.
13. A building permit does not permit excavations to encroach into adjacent properties. Requirements for protection of adjacent properties are defined in Civil Code § 832.
14. The site plan must indicate the proposed path of building sewer, size of sewer line, location of cleanouts, and the invert elevation of the lateral at the property line.
15. A soils and geology report is required as part of plan check submittal.
16. The construction plans submitted for plan check should clearly indicate that is a condominium project.
17. The applicant must submit a compaction report for demolition of previous buildings to the Monterey Park Public Works Department for approval before the City allows the applicant to excavate new foundations.

ENGINEERING:

18. Under the Los Angeles County Municipal "National Pollutant Discharge Elimination System (NPDES) Permit," which the City of Monterey Park is a permittee; this project involves the distribution of soils by grading, clearing and/or excavation. The applicant/property owner is required to obtain a "General Construction Activity Storm Water" Permit, and the City of Monterey Park will

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condition a grading permit on evidence of compliance with this permit and its requirements. Compliance information is available in the office of the City Engineer. Upon approval of the NPDES document by the City, the applicant/property owner must submit an electronic copy of the approved NPDES file, including site drawings, before the City issues a building or grading permit.

19. The applicant must record the Final Map after the City approves the final map in accordance with the MPMC and accepts any applicable bonds or agreements. A refundable \$191 cash deposit must be submitted to guarantee that developer will provide the City with one (1) transparent 4 mil thick mylar tracing, one (1) electronic file of approved final map tracings transferable to City's AutoCAD and GIS systems and two (2) blueprints of the recorded map which must be filed with the City Engineer within three (3) months of recordation. If recorded copy is not submitted by the end of the three-month time period, developer will forfeit the \$191 cash deposit.
20. The applicant/property owner must provide written proof that there are no liens against the subdivision for unpaid taxes or special assessments and submit Los Angeles County tax bill, tax payment receipt, and copy of cancelled check before filing a Final Map with the City for approval.
21. Applicant agrees to pay City any development impact fees ("DIFs") that may be applicable to the Project. Applicant takes notice pursuant to Government Code § 66020(d) that City is imposing the DIFs upon the Project in accordance with the Mitigation Fee Act (Government Code § 66000, *et seq.*). Applicant is informed that it may protest DIFs in accordance with Government Code § 66020.
22. A homeowner's association must be established and exist for the life of the project.
23. Covenants Conditions & Restrictions must be prepared and filed with the City to obtain City Attorney and the City Engineer approval. Developer/owner is responsible for securing the CC&R guidelines from the Office of the City Engineer. A copy of the recorded CC&Rs must be submitted before final inspection and clearance of the building permit. The applicant must pay for the City's costs associated with reviewing the CC&Rs including, without limitation, legal costs.
24. All improvement plans, including grading and public improvement plans must be based upon City approved criteria. Benchmark references to be obtained from the Engineering Division.
25. A water plan must be submitted for review and approval by the City Engineer. This plan must substantiate adequate water service for domestic flow, fire flow and identify backflow prevention. If current fire flow and pressure tests are not available to substantiate adequate pressure and flow to serve the development,

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the developer is responsible for conducting the appropriate tests and submitting copies of the test results for review and ultimate approval by the City.

26. The applicant must provide survey monuments denoting the new property boundaries and lot lines to the satisfaction of the City Engineer. All maps must be prepared from a field survey. Compiled maps are not permitted unless prior approval is granted by the City Engineer. Whenever possible, lot lines must be located to coincide with the top of all man-made slopes. Any deviation from this requirement must be approved by the City Engineer.
27. The applicant must provide a site drainage plan for review and approval by the City Engineer. The property drainage must be designed so that the property drains to the public street or in a manner otherwise acceptable to the City Engineer. Drainage from contiguous properties cannot be blocked and must be accommodated to the satisfaction of the City Engineer. A hydrology and hydraulic study of the site may be required for submittal to the City Engineer for review and approval.
28. All storm drainage facilities serving the development must accommodate a 50 year storm. If existing storm drain facilities are inadequate they must be enlarged as necessary. All storm drain facilities must be designed and constructed to Los Angeles County Department of Public Works standards and specifications and also the satisfaction of the City Engineer before approving grading and drainage plans.
29. Provide street improvement plan for South Alhambra Avenue up to the street centerline. The street improvement must consist of pavement grinding and rubberized asphalt overlay and may require localized pavement repairs depending on the conditions of the street. Construct new curb and gutter, main entry driveway, and 5-foot-wide sidewalk. The improvements must be along entire property frontage as approved by the City Engineer.
30. Landscaping and irrigation must be prepared and all parkway tree types must be reviewed and approved by the Recreation and Community Services Director, or designee. Provide two 24-inch box size *Lagerstroemia Indica* Crape Myrtle (pink) trees.
31. All public works improvements must comply with the standards and specifications of the City and to the satisfaction of the City Engineer. All public works improvements must be completed and accepted by the City or a subdivision improvement agreement secured by a surety approved as to form by the City Attorney and approved by the City Council.
32. All electric, telephone and cable TV utility services must be installed fully underground and to required City standards. Satisfactory provisions for all other utilities and service connections, including water, sewer and gas, shall be made to City and public utility standards. A utility plan must be prepared and submitted

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showing all existing and proposed utilities. The utilities may be shown on either a separate plan or on the proposed site plan.

33. Provide a Sewer Study or 3rd party metering, for existing sewer contributory flow and sewer connection by the first plan check. If it is determined that the surrounding infrastructure is inadequate to meet the additional demand of the project, the developer must provide recommendations to improve the system to a level needed to meet the additional demand. A sewer connection reconstruction fee will be assessed at the time the City issues a building permit in accordance with MPMC Chapter 14.06.
34. All buildings must have roof gutters and all roof drainage must be conducted to the public street or an approved drainage facility in a manner approved by the City Engineer.
35. The grading and drainage plan and street improvement plan must be submitted by the first plan check.
36. Modify and/or correct the tentative map in accordance with the adopted conditions of approval of the tentative map and also in accordance with the specific criteria noted by the City Engineer verify and submit correct drainage pattern of adjacent property.

FIRE:

37. All conditions identified by the Fire Department are subject to the review and approval of the Fire Chief for determination of applicability and extent to which any condition may be required.
38. All structures must be fully sprinklered per NFPA (National Fire Protection Association) 13D and local amendments.
39. Fire flow for the entire project is 1,000 gallons per minute (gpm) at 20 pounds per square inch (psi) for 2 hour duration. Verification of water supply available must be provided by the water purveyor upon building plan submittal. A reduction in the required fire flow up to 50 percent is allowed by a written request to the Fire Department, per California Fire Code (CFC) Appendix B/C.
40. Remove on-site fire hydrant and provide public hydrant on street frontage. The hydrant must be in place and operational before construction commencing, per CFC 507.5.1.
41. Any proposed front gate must be provided with a Knox switch, per CFC 506.
42. On-site access road must be capable of supporting a 75,000 pound load, per CFC 503.1.1.

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43. Address numbers must be provided on the street curb. Numerals must be 4 inches in height, two and one-half inches in width with a stroke width of approximately three-fourths inch. The house number must be centered on a six-inch by sixteen-inch rectangular background per MPMC § 13.17.050.

POLICE:

44. Adequate exterior lighting must be provided so that the units are visible from the street during the hours of darkness.
45. If security gates are installed on the property it is recommended that an access control system such as a keypad, card reader, or electric latch retraction devices are installed at ingress and egress gates and doors in order to control and deter unwanted access onto the property. A key card or key code must be provided to the Police Department to access the property in case of an emergency.
46. It is recommended that a camera surveillance/security system be installed in the common areas of the property such as the common walkways, exterior storage areas, building perimeters, and stairwells. If a camera security system is installed the cameras should operate 24 hours a day, seven days a week. All cameras should record onto a recording medium and all renderings should be maintained for a minimum of 30 days and made readily available for any law enforcement official who requests the recording(s) for official purposes.
47. The shrubbery on the property must be installed and maintained in such condition to permit good visibility of the units from the streets. Any shrubbery surrounding the complex and in the courtyard areas must be planted and maintained where the height of the greenery would not easily conceal persons.
48. The driveway leading into the complex must be constructed and maintained in such a condition that traffic is easily visible to those entering or leaving the location.
49. Any outside ladders leading to the roof top must be secured to prevent unauthorized access to the roof.
50. Address number must be illuminated during hours of darkness and positioned as to be readily readable from the street.
51. Each distinct unit within the building must have its address displayed on or directly above both the front and rear doors.
52. All common open areas must be well lit during the hours of darkness.
53. Signs must be posted at the guest parking areas and in the driveway leading into the complex.

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54. A thoroughfare for residents, guests, and any necessary emergency vehicles and/or personnel must be maintained at all times. The Monterey Park Police Department Traffic Bureau must be contacted for sign verbiage and posting locations. The Traffic Bureau Sergeant can be reached at (626) 307-1481.

By signing this document, Eddy Wan, certifies that the Applicant read, understood, and agrees to the Project Conditions listed in this document.

Eddy Wan of Coridan Fund 5, LP, Applicant

ATTACHMENT 2

Tentative Map No. 81338